

10. 2014SP-012-001

4TH AVENUE COTTAGES

Map 082-05, Parcel(s) 073

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for property located at 1706 4th Avenue North, approximately 175 feet north of Hume Street and located within the Salemtown Neighborhood Conservation Overlay District (0.40 Acres), to permit up to six detached residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; Aerial Investment Properties, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit 6 detached residential dwellings.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1706 4th Avenue North, approximately 175 feet north of Hume Street and located within the Salemtown Neighborhood Conservation Overlay District (0.40 Acres), to permit up to six detached residential dwelling units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of two lots with two duplex lots for a total of four units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only six detached residential units.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs.

WEST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 NM policy. The policy supports a variety of housing types that fit into the overall character of the area. While the form of the proposed cottage development is different than other single-family homes along this section of 4th Avenue, it fits in with the overall character by placing detached units along 4th Avenue. The policy also recognizes historically significant areas. This site is within the Salemtown Conservation Overlay District. Metro Historic Zoning Commission staff is recommending that the SP be approved.

PLAN DETAILS

The subject site is approximately 0.40 acres (17,424 SF) in size. The site is relatively flat and is currently occupied with two separate triplex units (six units).

Site Plan

The plan calls for six detached residential units with an overall density of 15 units per acre. The primary frontage of units three through six is onto a central green. Units one and two front onto 4th Avenue North, but also include a wraparound porch which addresses both 4th Avenue and the central green. The plan identifies the following bulk standards:

Height: 2 stories
Front Setback: 25 feet
Side Setback: 5 to 6 feet
Rear Setback: 20 feet

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Vehicular access to the development is proposed from the rear alley. No vehicular access is proposed from 4th Avenue. A total of nine onsite parking spaces are shown along the alley. There is an existing sidewalk along 4th Avenue and the plan also shows sidewalks within the development connecting each unit to 4th Avenue and the rear parking area.

Landscaping is shown within the courtyard and along 4th Avenue. No landscaping is shown along the northern and southern property lines; however, the plan does identify a six foot tall wooden privacy fence along both boundaries. The SP prohibits chain-link fencing. A bioretention area is shown along 4th avenue and will also include some landscaping.

The plan provides conceptual elevations. Allowable building materials include brick, cast stone, cultured stone, stucco and cementitious siding. The SP prohibits wood, vinyl and metal siding.

ANALYSIS

The SP is consistent with land use policy and provides a housing type that is supported by the land use policy. The plan also meets several critical planning goals. Also, the site is within the Salemtown Neighborhood Conservation District. Metro Historic Zoning staff has recommended approval. Final design of each home must be approved by MHZC, prior to the approval of any building permit. The plan calls for a bioretention area along 4th. Due to the location then it is important that the bioretention area is designed in a way that enhances the development as well as the pedestrian experience along 4th. The final site plan should include a detailed landscaping and drainage plan demonstrating these goals.

STORMWATER RECOMMENDATION

Approved with conditions

- Stormwater discharge from site shall meet Stormwater and Public Works approval (during Final SP plan review).

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

*A traffic table was not prepared because the SP does not permit any additional units from what is legally on the site today.

WATER SERVICES RECOMMENDATION

Approved as preliminary only

Public Sewer construction plans must be submitted and approved prior to Final Site Plan/SP stage. (Applicant must ensure gravity sewer flow throughout the development.) If not platted, the required capacity fees must also be submitted prior to Final Site Plan/SP stage. If platted, these fees must be paid by Final Plat Stage. Applicant must submit a revised availability study by Final SP stage to Metro Water, as the unit count has changed since their original capacity study.

METRO HISTORIC ZONING COMMISSION

Approve

METRO SCHOOL BOARD REPORT

The proposed SP would not generate any more students than what would be generated by the current land use on the site.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions, including a housekeeping amendment to include parcel 15 in the Special Policy, and disapproved without all staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to six detached residential units.
2. Final architectural drawing must be approved by the Metro Historic Zoning Commission prior to the approval of any building permit.
3. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
4. The rear parking area may be covered if approved by the Metro Historic Zoning Commission.
5. The final site plan shall include detailed landscape and drainage plan demonstrating that the bioretention area along 4th Avenue North functions properly enhances the development and does not detract from the pedestrian experience along 4th.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no

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later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions (6-0), Consent Agenda

Resolution No. RS2014-42

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-012-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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